

PLANNING AND ZONING COMMISSION
STAFF REPORT

July 20 of 2006



RZ 06-15: Parkway Terrace Subdivision, Section 1

CASE DESCRIPTION: a request to change the zoning classification from 'RD-5' Residential District – 5000 to 'R-NC' Residential Neighborhood Conservation District

LOCATION: twenty-six lots adjoining both sides of the 3400-3500 blocks of Parkway Terrace at or near its intersection with Broadmoor Drive in southeastern Bryan, Brazos County, Texas

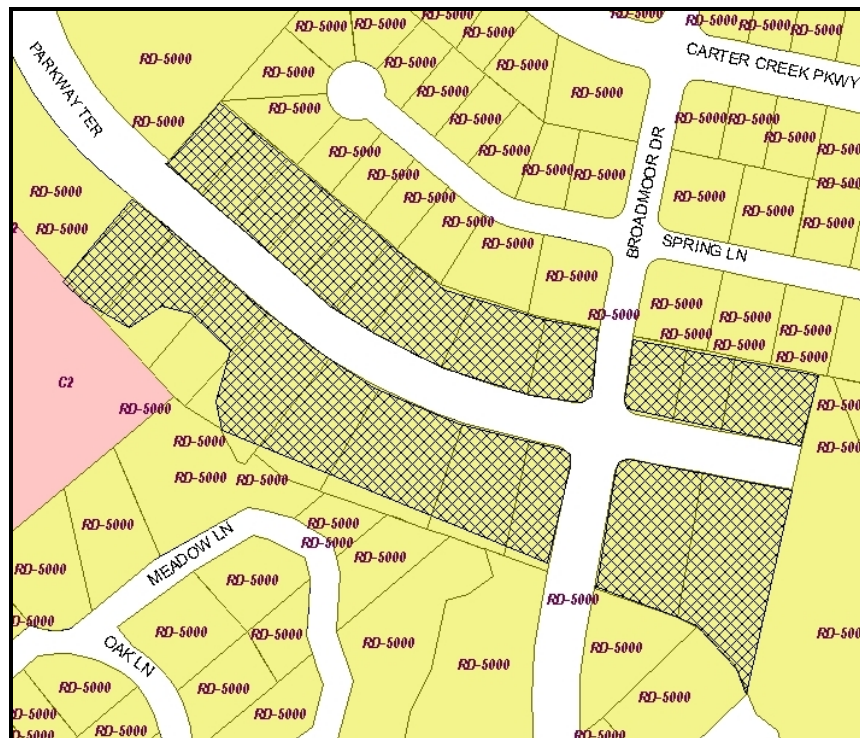
LEGAL DESCRIPTION: Lots 1 thru 10 in Block 1, Lots 1 thru 10 in Block 2, Lots 1 thru 3 in Block 3 and Lots 1 thru 3 in Block 4, all of Parkway Terrace Subdivision, Section 1

EXISTING LAND USE: single-family home sites

APPLICANT(S): City of Bryan (by petition of subdivision phase)

STAFF CONTACT: Martin Zimmermann, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** 'R-NC' zoning for this entire subdivision phase, as requested.



BACKGROUND:

Property owners within the Parkway Terrace Subdivision, Section 1 have submitted a complete petition for a City-initiated zoning change from 'RD-5' Residential District – 5000 to 'R-NC' Residential Neighborhood Conservation District on all 26 lots in this subdivision phase. The subdivision plat for this subdivision phase was recorded in March of 1962. All but one of the lots in this subdivision phase are developed with single-family homes. That one lot has remained vacant.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff contends that 'R-NC' zoning for this subdivision phase appears to conform to the intent and purpose of this zoning classification, which is designed to preserve, protect and enhance the character of established residential neighborhoods, by limiting the number of unrelated individuals that may occupy a single dwelling unit to two.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Changing the zoning designation for Parkway Terrace Subdivision, Section 1 to 'R-NC' District will not affect any public improvements.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is currently little vacant land zoned 'RN-C' District in this vicinity or elsewhere in the City.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that there appears to be a high demand to rezone lots in established residential neighborhoods to 'R-NC' District.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few, if any, affects on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed zone change would adversely affect health, safety, morals, or general welfare.

RECOMMENDATION:

Staff recommends **approving** 'R-NC' zoning for this entire subdivision phase, as requested.